

VILLA PARK, CALIFORNIA “THE HIDDEN JEWEL OF ORANGE COUNTY”

This brochure is intended to persuade young families to move to Villa Park, California. These families are upper-middle to upper class and either newlywed and looking to start a family soon, or have small children approaching school-age. They prioritize safety, education and entertainment options within the community for their children. While both parents likely work, they probably do so from home, so space is a priority. They have more traditional values and are looking for a community that reflects that.

Therefore, this brochure details Villa Park’s history, community and schools in a way that highlights the city’s more upscale offerings. It also focuses on the family-friendly and flexible aspects of the community that differentiate it from similar Southern Californian suburbs.

WELCOME TO VILLA PARK, CALIFORNIA: “THE HIDDEN JEWEL OF ORANGE COUNTY”

Escape the hustle and bustle of Orange County and settle down in the hillside enclave of Villa Park, California. Known as the “Hidden Jewel”, this traditional small town offers its residents quaint, New England charm infused with the rich history and culture of California ranch country. Its idyllic landscaping, tight-knit community, proximity to some of America’s best entertainment and acclaimed educational institutions make Villa Park the perfect family-friendly suburb in which to make your home.

LOCATION

Villa Park is located at the heart of the Orange County, surrounded by the City of Orange. The 55 freeway runs through the west-side of the city, making Disneyland (11 miles east) and the iconic Newport Beach (15 miles east) easy day trips. Villa Park is also located just east of Orange’s historic Old Town district.

HISTORY

Villa Park was born out of one of the most influential pieces of Californian history—the creation of the Spanish missions. After the foundation of Mission San Juan Capistrano in 1776, a neighboring plot of land spanning 62,500 acres was granted to Jose Antonio Yorba by the Spanish Empire. He established this plot as Rancho Santiago de Santa Ana, which was eventually divided into the cities of Olive, Orange, Santa Ana, Tustin, Newport Beach, Costa Mesa and our Villa Park.

In the 1860s, Villa Park was known as “Mountain View.” It was a scenic agricultural area which produced grapes, walnuts, apricots, and most famously, citrus fruit. Ranchers in the area

established the Serrano Water District, which still provides the city its water, and the Villa Park Orchards Association, which runs as a business out of Orange to this day.

In 1962, Villa Park was incorporated as a city and zoned exclusively for single-family homes on at least ½ acre of property. Staying true to its ranch roots, the Villa Park's nature has remained simple to this day, with minimal street lights and traffic, but boasts many horse trails and walking paths for its residents.

RESIDENCES

One of the biggest draws of Villa Park is its promise of land. As previously stated, the city was zoned specifically for single-family residences, save one town shopping center, promising at least ½ acre to each of its homeowners. This differentiates Villa Park from the condensed suburbs by which it is surrounded. Because of the size of the properties, most Villa Park homes have pools and/or tennis courts and boast extensive outdoor entertaining spaces, perfect for backyard barbeques and after-school playdates.

Villa Park homes also feature a variety of architectural styles, from colonial to Spanish to Craftsman, uniquely reflecting the personality and tastes of the city's property-owners. This is especially hard to come by in Orange County neighborhoods these days, as planned communities have been on the rise.

While Villa Park homes fall around the \$1 million mark, their values have appreciated 101.2% since the year 2000 and are increasing by 4.02% each year. This puts them in a competitive range investment-wise with neighboring communities.

COMMUNITY

The city of Villa Park spans just 2.1 square miles and is home to just under 6,000 people, making for an especially tight-knit community. The city is concentrated around its classic Town Center, where all practical needs can be fulfilled. A grocery store, salon, post office, banks and a library can all be found here.

The Center also hosts community events ranging from Halloween Fest to the annual Dry Land Yacht Parade at Christmas. Villa Park values its traditions and consistently brings families together for such celebrations. At Thanksgiving, the city organizes to adopt several hundred U.S. marines, so they can share a home-cooked meal while away from their own families. During the summer, tribute bands perform in the amphitheater and movies are screened for community-members.

Outside of special events, the Town Center serves as a daily hub for social gatherings. With multiple restaurants, including the popular family-owned café, Rockwell's, it's easy for residents to get together to share a good meal. When adults want to spend a kids-free night out, the newly built night-life spot, The Post, provides some local fun.

ENTERTAINMENT

When looking for more attraction-based entertainment, one does not have to look far beyond Villa Park's borders. From shopping, to sports and more, Villa Park residents never have to travel more than 20 miles to find an adventure that suits their fancy.

For avid shoppers, just hop on the 55 Freeway South for an 11-mile drive to South Coast Plaza, one of Southern California's trendiest malls. With restaurants like Morton's The Steakhouse, Lawry's Carvery and Maggiano's Little Italy, South Coast offers some of the best in fine dining. Bloomingdale's, Chanel, kate spade new york and Louis Vuitton are just a few of the mall's top high-end retailers.

For sports fans, Villa Park's proximity to Angel's Stadium and the Honda Center (home of the Anaheim Ducks) can mean weekends spent cheering on your favorite teams.

And dreamers young and old will find excitement in the accessibility of the internationally renowned Disneyland and Knott's Berry Farm theme parks, which are both under 15 miles away.

Also, taking advantage of California's beautiful weather is never difficult when living in Villa Park, as the Newport and Huntington State Beaches are less than a 20-mile drive eastward. Also, to the west of the city, multiple sprawling recreational areas such as Irvine Regional Park, Santiago Oaks Regional Park and Oak Canyon Nature Center can be found within 5 miles. These parks provide unique outdoor opportunities for Villa Park residents, such as hiking, horseback riding, biking paths and paddle boating.

SAFETY

Aside from its amazing amenities and excellent location, Villa Park is known for being exceptionally safe, ranking among the National Council for Home Safety and Security's 50 safest cities in California. Villa Park also takes part in the "Neighborhood Watch" program. Its residents' commitment to the cause makes the city quite a serene place to call home.

EDUCATION

The educational institutions both in and around Villa Park further contribute to its perfection for young families. Four esteemed public schools for grades K-12, which belong to the acclaimed Orange Unified School District, are available for students right within city limits. Many of Southern California's best charter and private institutions can be found near the Villa Park community as well. These include the nationally recognized Orange County School of the Arts, Orange Lutheran High School, Mater Dei High School and Servite High School, whose alumni regularly go on to pursue higher education at prestigious universities such as Stanford, UCLA, University of Southern California, and the Ivy League schools.

These high schools are also known for their strong extra-curricular programs. Orange County School of the Arts boasts one of the best high school arts programs in the nation, with 13 specialized arts conservatories offered to its students. Orange Lutheran, Mater Dei, and Servite all belong to the Trinity League athletic conference, which is considered to be the second most competitive in the U.S.

DISCOVER THE JEWEL

Villa Park features all the best things an Orange County suburb can have to offer your family and more. In Villa Park, you will be at the center of everything, with the space to live life as you please. A picture-perfect life awaits you. Will you come and discover the Hidden Jewel?